



12 Clyde Way, Whitehaven, CA28 9BQ

Guide Price £425,000

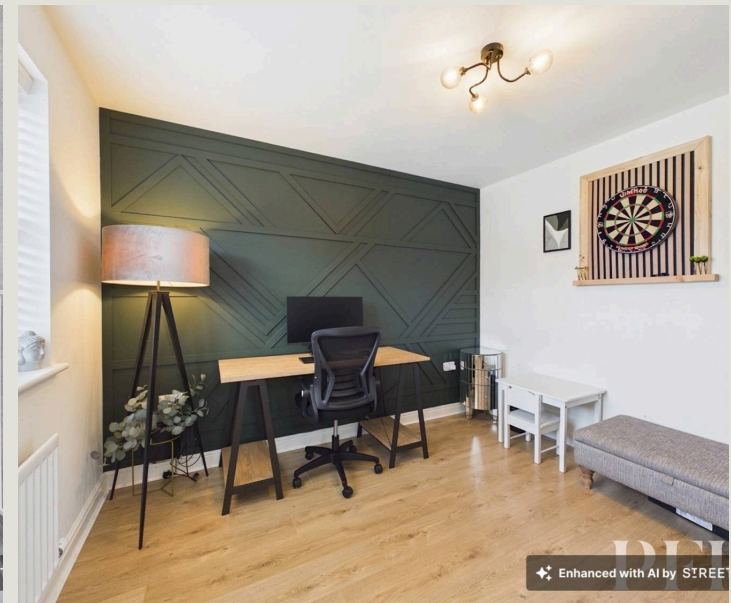
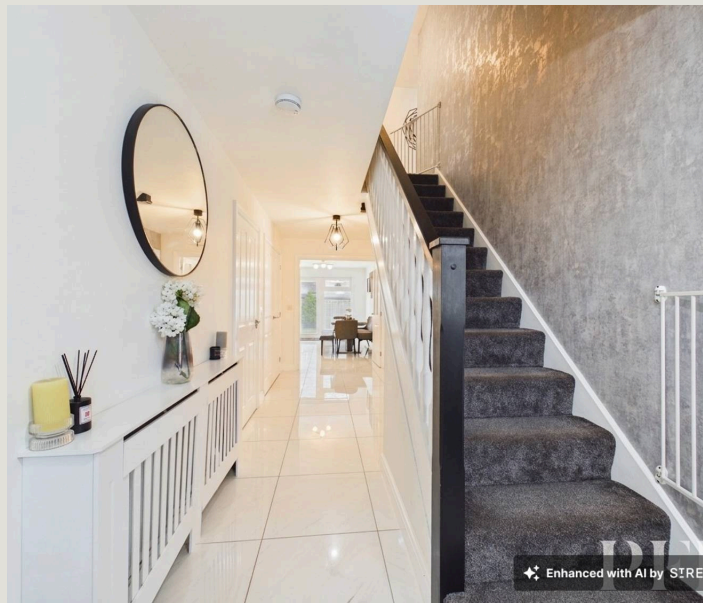
PFK

12 Clyde Way

The Property:

Situated on the ever popular Story Homes development on the outskirts of Whitehaven, this impressive five bedroom detached home offers the perfect blend of contemporary style, generous living space and practical family living. Just six years old, the property has been thoughtfully upgraded by the present owners to create a stylish, welcoming home that is ready to move straight into. The beautifully presented accommodation begins with an inviting entrance hallway leading to a cosy lounge, complete with a recently installed media wall with electric feature fire and patio doors opening onto the garden. There is also a versatile additional reception room, ideal as a snug, home office or children's playroom, alongside a stunning open plan dining kitchen that truly forms the heart of the home. Finished to an impressive standard, the kitchen boasts a large central island, elegant quartz work surfaces and high specification appliances, with further patio doors creating a wonderful connection between the indoor and outdoor living spaces. A separate utility room and convenient ground floor WC complete the ground floor accommodation.

Upstairs, the property continues to impress with five well proportioned bedrooms, providing excellent flexibility for growing families, visiting guests or those requiring additional workspace. Two generous bedrooms benefit from their own ensuite facilities, while three further good sized double bedrooms are served by a family bathroom.



12 Clyde Way

The property continued....

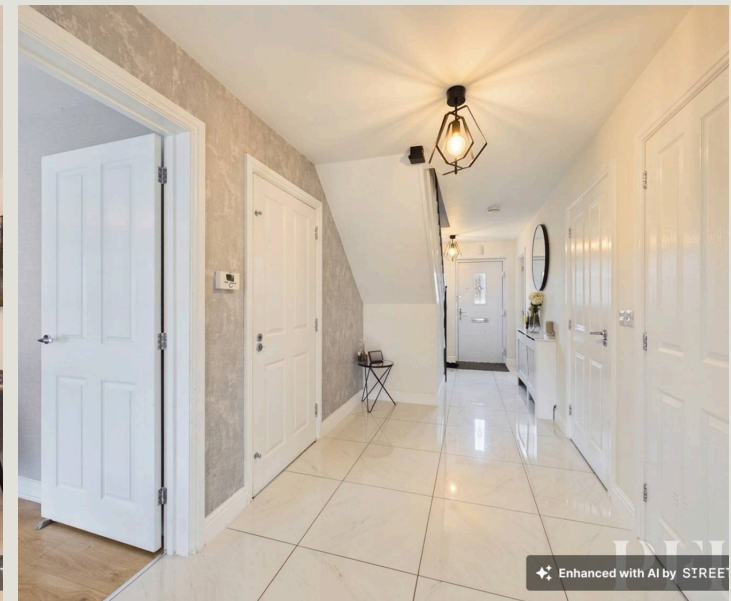
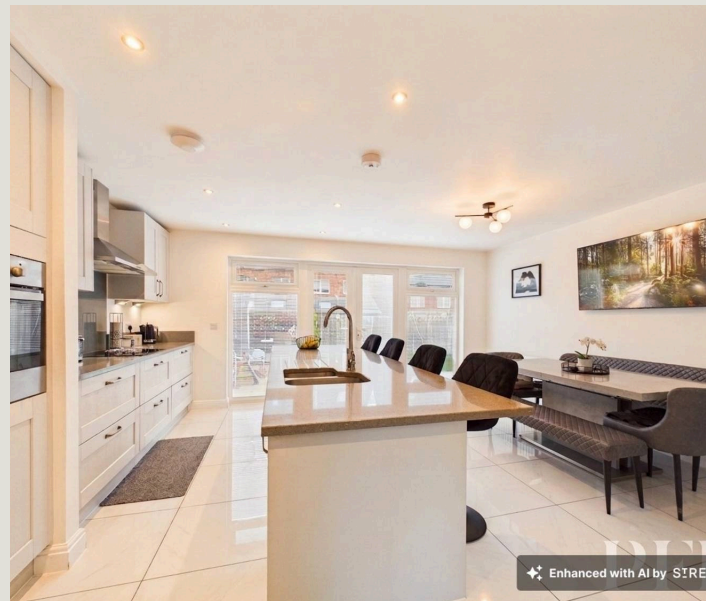
The thoughtful layout offers plenty of room for everyone to enjoy their own space, while the attractive reception areas provide the perfect setting for family time and entertaining friends.

Outside, the property benefits from a lawned front garden, a private driveway providing parking for two vehicles and an integral double garage. Side access leads through to the generous rear garden, where lawned areas sit alongside paved patio spaces and a decked terrace, providing a lovely setting for outdoor dining.

The property is ideally positioned on the popular Story Homes development, conveniently placed for local schools, Whitehaven town centre amenities and transport links. The beautiful Cumbrian coastline, including St Bees Beach, is also within easy reach. Combining stylish interiors, generous living space and excellent outdoor facilities, this impressive home is perfectly suited to modern family life. Ready to move straight into and offering so much to enjoy, early viewing is strongly recommended to fully appreciate all that this fantastic property has to offer.

Directions

The property can be located using either CA28 9BQ or [W3W///protrude.conclude.gracing](https://www.protrude.conclude.gracing)



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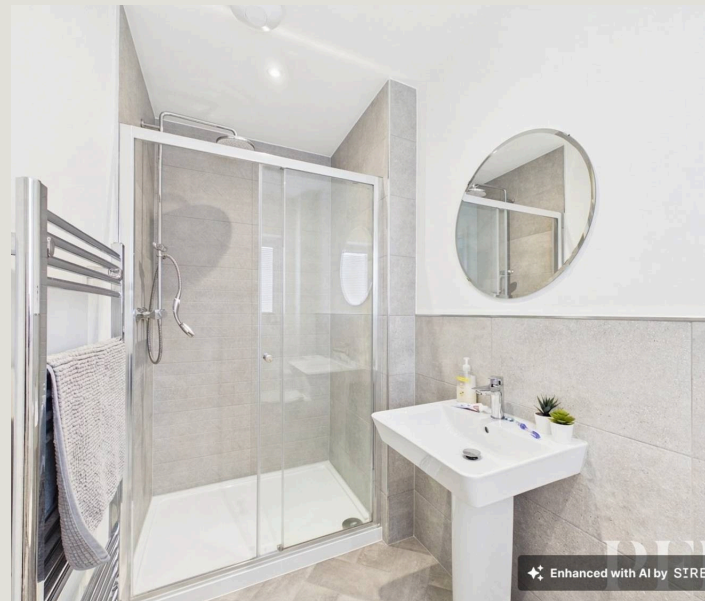
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12 Clyde Way

Location:

Situated on the popular Story Homes development on the edge of Whitehaven, Clyde Way offers an appealing setting for modern family life, combining a desirable residential environment with convenient access to the town and surrounding area. A choice of local schools makes the location particularly attractive to families, while Whitehaven's town centre provides a range of shops, restaurants, cafés and everyday amenities. Excellent transport connections are available via local bus services and Whitehaven railway station, making travel further afield straightforward. For those who enjoy the outdoors, the beautiful Cumbrian coastline is within reach, with St Bees Beach offering a wonderful setting for family outings and coastal walks. It is a location that balances day to day convenience with opportunities to enjoy the surrounding countryside and coastline.



- 5 bedroom detached family home
- Beautifully upgraded interiors
- Ideal for families
- 2 en-suite bedrooms
- Driveway & integral double garage
- EPC rating B
- Council Tax: Band D
- Tenure: Freehold

ACCOMMODATION

Entrance Hallway

A welcoming entrance with stairs to first floor, large double storage cupboard, beautiful tiled flooring, radiator and doors to accommodation.

Lounge

14' 11" x 12' 10" (4.54m x 3.91m)

A beautifully presented lounge offers a stylish and inviting space to relax, featuring a contemporary media wall with a striking electric feature fire, complemented by bespoke style shelving, display niches and attractive cabinetry. French doors allow plenty of natural light to flood the room while providing direct access to the garden, creating a wonderful connection between indoor and outdoor living.

Dining Kitchen

16' 6" x 15' 1" (5.02m x 4.61m)

The stunning open-plan dining kitchen is a real centrepiece of the home, featuring an extensive range of contemporary fitted units, high specification integrated appliances and elegant quartz work surfaces. A substantial central island provides additional preparation space and incorporates a sink with a stylish mixer tap, making it ideal for both everyday family life and entertaining. There is ample room for a dining table, creating a sociable space for family meals and gatherings, while the large patio doors allow natural light to flood the room and provide direct access to the garden. Finished with modern tiled flooring, recessed lighting and a fresh, neutral décor, this impressive kitchen combines style and practicality beautifully.

Snug/Office

10' 5" x 9' 5" (3.17m x 2.88m)

A versatile additional reception space, equally suited for use as a home office or playroom, featuring an attractive geometric panelled feature wall and wooden flooring.



Utility Room

7' 0" x 6' 1" (2.14m x 1.85m)

Fitted with matching wall and base units, complemented by quartz worktops and an inset sink. Tiled flooring and a partially obscured glazed door providing access to the garden.

WC

8' 7" x 3' 6" (2.61m x 1.06m)

Comprising a close coupled WC and wash hand basin, with attractive herringbone effect flooring and an obscured window.

FIRST FLOOR LANDING

Bedroom 1

13' 6" x 11' 9" (4.12m x 3.58m)

A spacious double bedroom featuring attractive three quarter height wood panelling to one wall and a door leading to the ensuite.

Ensuite Shower room

10' 0" x 6' 1" (3.05m x 1.86m)

Fitted with a close coupled WC and wash hand basin, alongside a large, fully tiled shower enclosure with mains shower. Part tiled walls, attractive herringbone effect flooring and an obscured window complete the space.

Bedroom 2

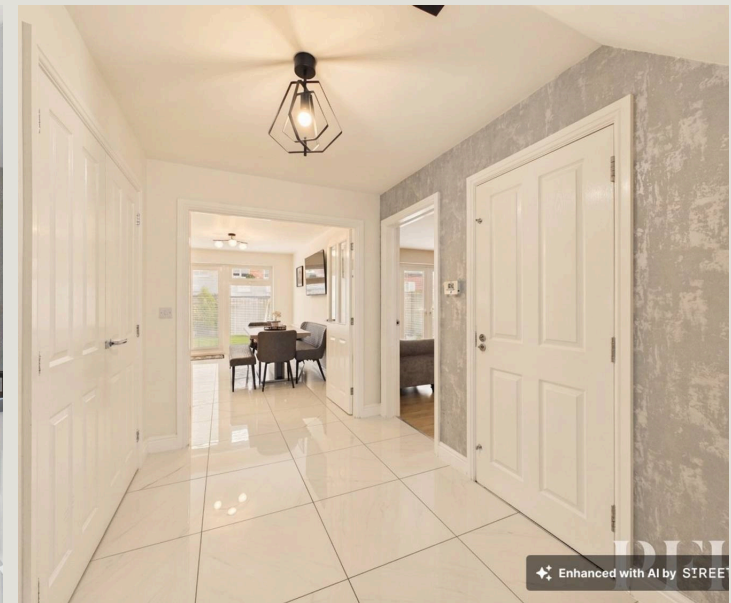
13' 5" x 9' 5" (4.08m x 2.86m)

Double bedroom with window to rear and door to ensuite

Ensuite Shower Room 2

9' 1" x 4' 4" (2.78m x 1.33m)

Fitted with a close coupled WC and wash hand basin, alongside a large, fully tiled shower enclosure with mains shower. Part tiled walls, attractive herringbone effect flooring and an obscured window complete the space.



Bedroom 3

16' 4" x 8' 5" (4.98m x 2.57m)

Large double bedroom with two windows to front elevation.

Bedroom 4

13' 1" x 9' 6" (4.00m x 2.90m)

Large double bedroom positioned to the rear with window overlooking the garden.

Bedroom 5

9' 3" x 8' 8" (2.83m x 2.65m)

Currently used as a dressing room, with window to rear overlooking the garden

Family Bathroom

9' 6" x 7' 9" (2.89m x 2.35m)

A spacious bathroom fitted with a four piece suite comprising a close coupled WC, wash hand basin, panelled bath and separate, fully tiled shower enclosure with mains shower. Part tiled walls, a window and chrome heated towel rail complete the room.





EXTERNALLY

Garden

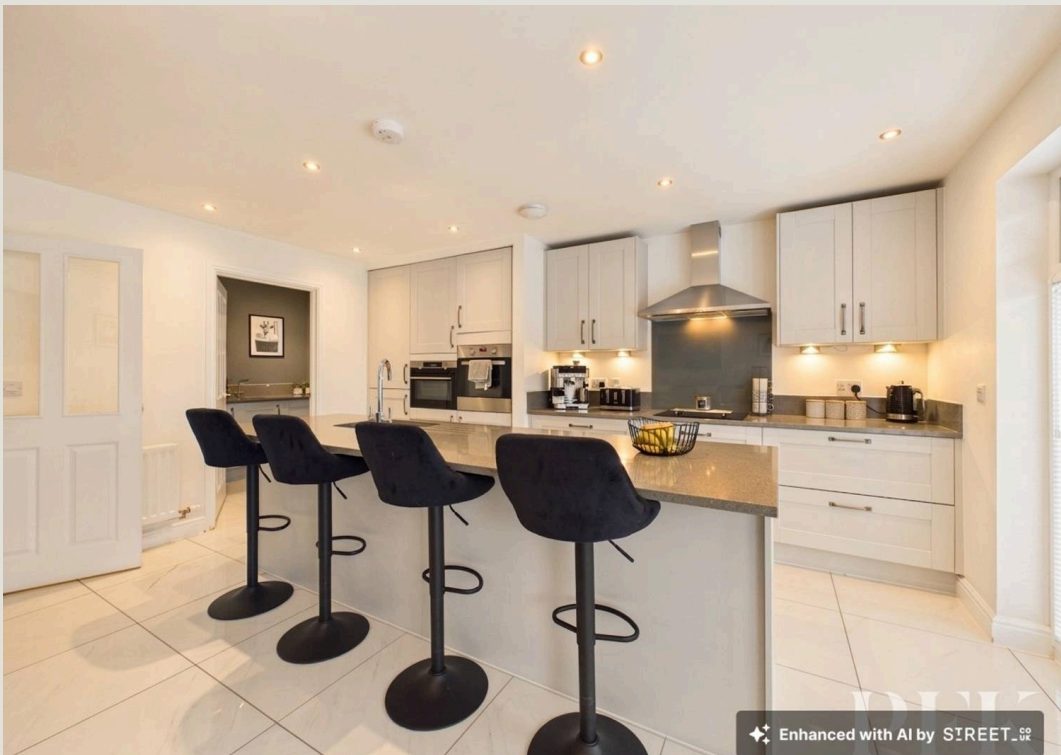
The property enjoys attractive gardens to both the front and rear, with the generous rear garden providing a particularly appealing outdoor space for family life and entertaining. Laid partly to lawn, the garden also incorporates paved patio areas and a decked terrace, offering a choice of spots for outdoor dining. The patio doors from both the lounge and dining kitchen create a natural connection between the indoor and outdoor spaces, making the garden an extension of the living accommodation during the warmer months. Side access leads conveniently around to the rear, while the lawned front garden adds to the property's attractive kerb appeal.

Double garage

4 Parking Spaces

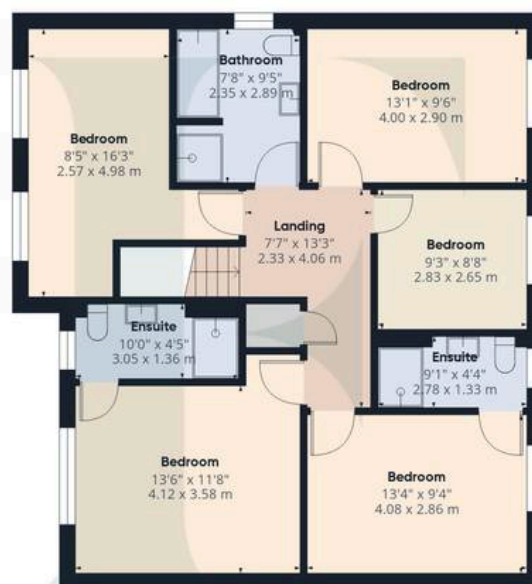
The property benefits from a private driveway to the front of the property providing space for two vehicles, together with the added benefit of an integral double garage. This provides excellent flexibility for family parking, additional storage or housing bikes and outdoor equipment, while the driveway offers convenient offroad parking for everyday use. The combination of driveway parking and a double garage is a valuable feature of this substantial family home.







Floor 0



Floor 1

Approximate total area⁽¹⁾

1925 ft²

178.7 m²

Reduced headroom

4 ft²

0.4 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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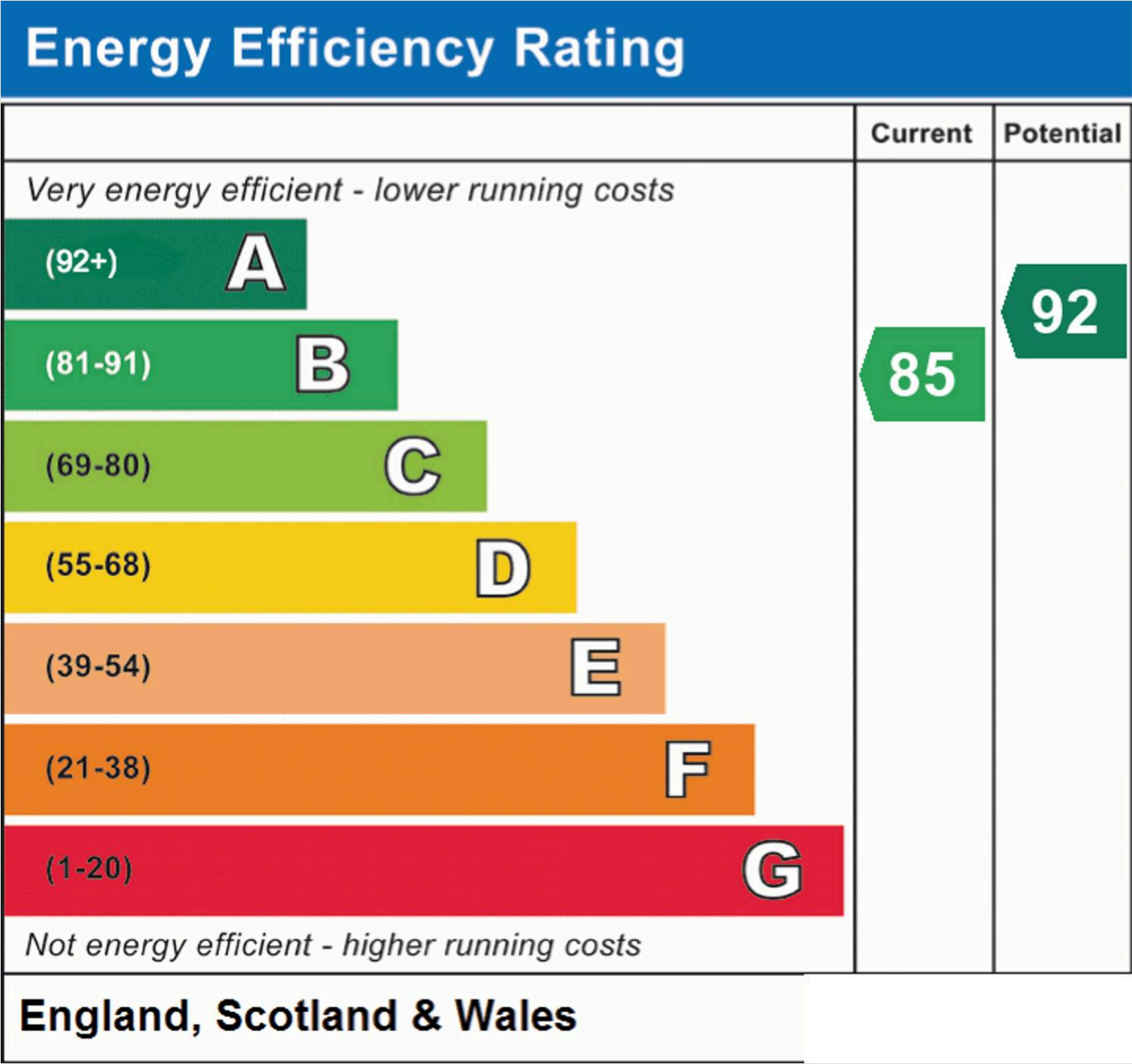
ADDITIONAL INFORMATION

Services

Mains gas, electricity, water & drainage. Gas central heating and double glazing installed throughout. Please note: measurements are approximate so may reflect the maximum dimensions and the mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

Referral Fee Disclosure

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